GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Mandapaka Gram Panchayat, Tanuku Mandal, W.G. District – Change of Land Use from Residential use to Industrial use in R.S.No.484/6 to an extent of Ac.1.43 cents of Mandapaka (V), Tanuku (M), W.G. District as applied by Sri N. Venu and Sri N. Siva Kumar – Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 219 Dated: 09-07-2018

Read the following:-

1. From the DT&CP., A.P., Guntur, Lr.Roc.No.2905/2014/R2, Dt.13.01.2015.
2. Government Memo No.769/H1/2015, dt:06.11.2017.
3. From the DT&CP, AP, Guntur, Lr.Roc.No.2905/2014/R2, dt.04.04.2018.
4. Govt. Memo No.11411/I2/2011, MA&UD (I2) Dept., Dated:30.06.2012.
5. Govt. Memo No.769/H2/2015, dt:23.04.2018.
6. A.P Extraordinary Gazette No.84, Part-1, Dt.24.04.2018.
7. From the DT&CP., A.P., Guntur, Lr.Roc.No.2905/2014/R2, Dt.31.05.2018.

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ORDER:-

The draft variation to the land envisaged in Tanuku General Town Planning Scheme, issued in reference 5th read above, was published in Extraordinary Andhra Pradesh Gazette No.84, Part-I, Dt:24.04.2018. The Director of Town & Country Planning, AP, Guntur in the reference 3rd read above has reported that, the Panchayat Secretary, Mandapaka Gram Panchayat, Tanuku has informed that the applicant has paid an amount of Rs.35,000/- vide D.D.No.265554, Dt.06.03.2018 towards Development/ Conversion Charges for the proposed change of land use.

2. The Director of Town & Country Planning, AP, Guntur in the reference 7th read above, has reported that, the Panchayat Secretary, Mandapaka Gram Panchayat has published the draft variation appendix notification one (1) in English version) one (1) in Eenadu (Telugu version) calling for objections/ suggestions from the general public. On publication of notification, no complaints/ suggestions were received from the public in the matter and requested the Government to take necessary action in the matter. Hence, the draft variation is confirmed.

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e.,10.07.2018.

(**BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, AP, Guntur.
The Panchayat Secretary, Mandapaka Gram Panchayat, Tanuku, W.G. District.
Copy to:
The individual through the Panchayat Secretary, Mandapaka Gram Panchayat, Tanuku, W.G. District.
The Commissioner, Tanuku Municipality, Tanuku, W.G. District.
The District Collector, West Godavari District.
Sf

//FORWARDED :: BY :: ORDER //

SECTION OFFICER

(P.T.O.)

APPENDIX
NOTIFICATION

The following variation to the Tanuku General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.480, MA., dated:19.09.2000 and proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.S.No.484/6 of Mandapaka Village, Tanuku Mandal to an extent of Ac.1.43 cents and the boundaries of which are shown in the schedule hereunder and which is earmarked for Residential land use in the General Town Planning Scheme (Master plan) of Tanuku sanctioned in G.O.Ms.No.480, MA., Dated:19.09.2000 is now designated for Industrial land use by variation of change of land use based on the Panchayat Resolution No.26, dated:25.09.2014 and marked as “A to D” in the revised part proposed land use map G.T.P.No.08/2018/R available in the Municipal Office, Tanuku Town, **subject to the following conditions that;**

1. The applicants shall handover the site affected under road widening as shown in the plan i.e., Ac.0.20 cents (809.36 Sq.mts) to Mandapaka Gram Panchayat through Registered Gift deed at free of cost.
2. The applicants shall maintain 9.00 mts wide buffer on Northern and Eastern sides of the site.
3. The applicants shall obtain prior Technical Approval from the Competent Authority before commencement of any development activity at the site under reference.
4. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Agricultural land (R.S.No.484/1)

East : Agricultural land (R.S.No.484/3)

South : Existing 28’-0’’ to 50’-0’’ wide road (40’-0’’ wide road as per M.P)

West : Proposed 100’-0’’ wide Master Plan road.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER